



127 Worston Road

Highbridge, TA9 3JX

Price £295,000



# PROPERTY DESCRIPTION

An opportunity to purchase an extended, two bedroom, two reception room, detached bungalow situated in a highly sought after residential location.

- \*Entrance porch \*Entrance hall \*Lounge \*Dining room \*Large conservatory
- \*Kitchen/breakfast room \*Two double bedrooms \*Bathroom \*Gas central heating
- \*Double glazed windows \*Gated block pavia driveway \*Good size garage \*Mature sunny aspect garden to rear
- \*In need of some upgrading works \*No onward chain
- \*Must be seen!

## Local Authority

Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (measurements are approximate)

Upvc double glazed french doors to:

### Entrance Porch

5'10" x 4'6" (1.79 x 1.38)

Obscured double glazed door with matching side panel to:

### Entrance Hallway

11'4" x 7'10" maximum, narrowing to 5'10" (3.46 x 2.39 maximum, narrowing to 1.78)

Access to roof space via ladder

### Lounge

16'7" x 13'7" (5.06 x 4.15)

Feature fireplace, patio doors opening to CONSERVATORY, archway opening to:

### Dining Room

13'1" x 8'9" (4.01 x 2.67)

Upvc double glazed window to rear and high level Upvc double glazed window to side

### Conservatory

19'10" x 8'6" (6.05 x 2.60)

Part block/part Upvc double glazed construction, tiled floor and two Upvc double glazed french doors opening to the garden

## Kitchen/Breakfast Room

12'9" x 12'7" extending to 15'8" (3.91 x 3.86 extending to 4.78 )

Fitted with an extensive range of wall and floor units to incorporate 1 1/2 board drainer sink unit, plumbing for automatic washing machine, space for fridge, integrated double oven, hob and extractor fan, Upvc double glazed bay window to rear

### Bedroom 1

16'6" x 11'1" (5.04 x 3.39)

Upvc double glazed window to front

### Bedroom 2

14'5" x 11'7" (4.41 x 3.54 )

upvc double glazed window to front

### Bathroom

9'6" x 7'6" (2.92 x 2.29)

Comprising of corner bath, separate shower cubicle, pedestal wash hand basin, close coupled WC, cupboard housing gas combination boiler supplying domestic hot water and radiators, tiled walls, ladder style towel rail and two Upvc double glazed obscured windows to side.

### Garage

Up and over door, power and light

### Outside

To the front of the property is a boundary wall with fence over, two iron gated that give access to the block pavia driveway offering off street

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parking for two/three vehicles and access to the garage. The front garden has a number of mature bushes/shrubs etc. Access gates either to side of the property lead to the rear garden which is enclosed and enjoys a sunny aspect, the borders contain numerous bushes, and outside light and tap.

## Store Room

## Description

This attractive, detached bungalow is situated in a highly sought after residential location and has been extended to offer well proportioned, deceptively sized living accommodation that briefly comprises of an entrance porch, good size entrance hall, large lounge with dining room extension off and large conservatory off. There is a good size kitchen/breakfast room, two large double bedrooms, and family bathroom. The property benefits from having double glazed windows, gas central heating with combination boiler, garage, gated off street parking for two/three vehicles and has a sunny aspect garden to the rear. The property is in need of some modernisation and improvement works, and is offered with no onward chain. A great opportunity for someone to put their own mark on this ever sought after style of property.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed along Love Lane and at the roundabout beside Tesco supermarket take the third exit onto Frank Foley Parkway. Proceed to the end of the road taking the first exit at the next roundabout onto Worston Road. Proceed down Worston Road and follow round to the right (continuing

Worston Road) and the property will be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

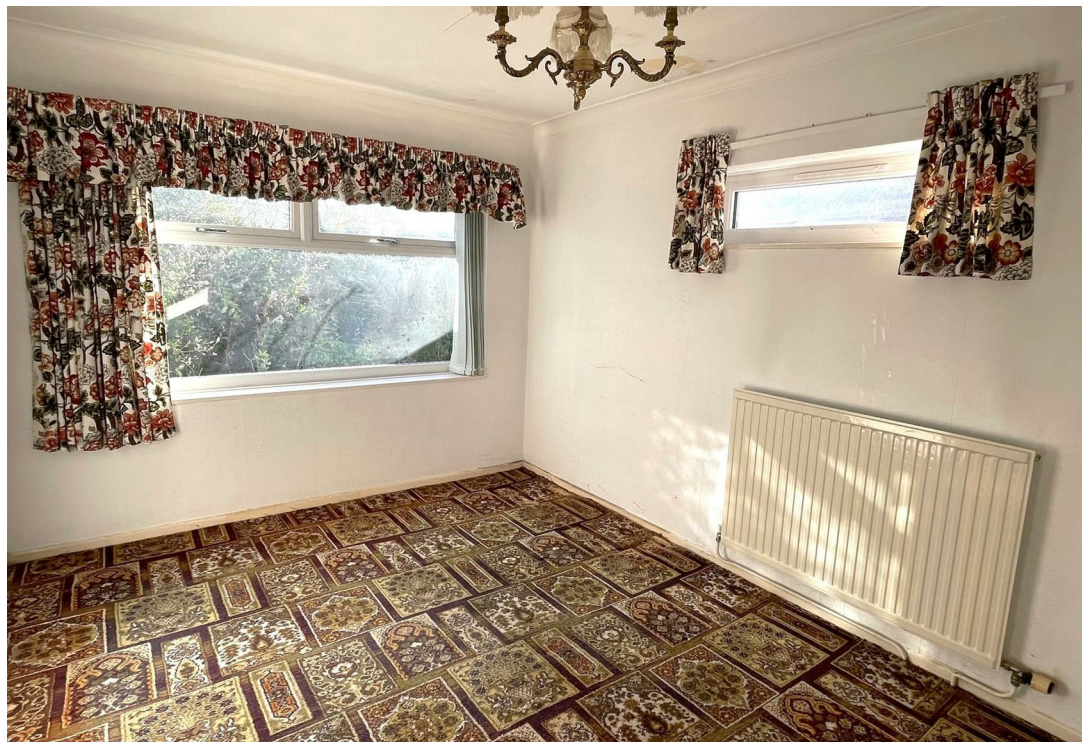
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

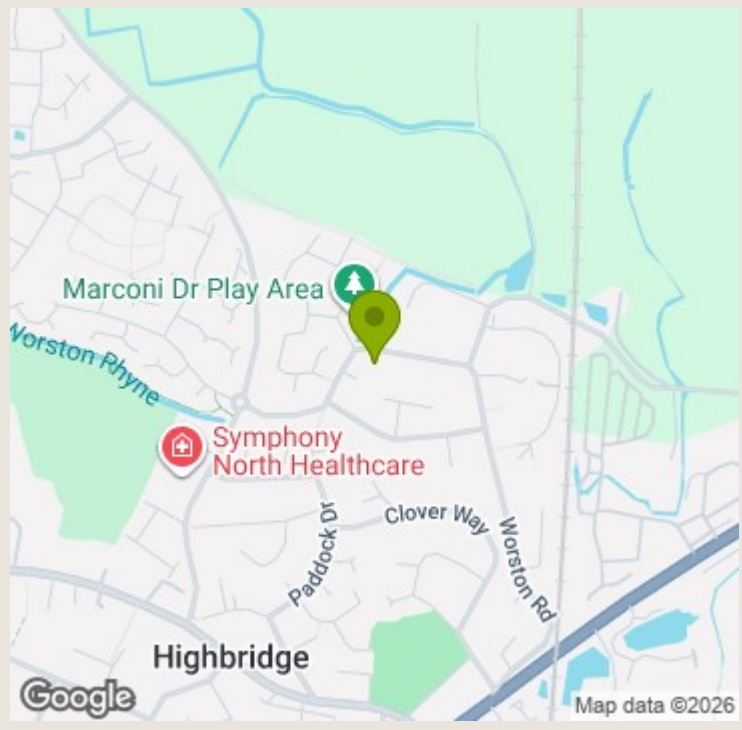
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
 Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

